



An  
Bord  
Pleanála

**Board Direction**  
**BD-000595-18**  
**ABP-300116-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2018.

The Board decided by a vote of 2:1 to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the planning history of the site, to the location of the proposed development within the Foxrock Architectural Conservation Area, to Policy AR12 of the Dun Laoghaire Rathdown County Development Plan, 2016-2022, which seeks to protect the character and special interest of the designated Architectural Conservation Area, the Board considered that the loss of mature trees along the northern boundary of the site would adversely affect the character of the Architectural Conservation Area and would therefore be contrary to Policy AR12. The proposed development would therefore not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the loss of mature Category B and U trees along the northern boundary of the site to provide for additional accommodation over and above that provided for in the permitted development, was not acceptable and that it would adversely affect the character and setting of the Foxrock Architectural Conservation

Area. The Board, therefore, did not consider that the proposed development was in accordance with the property planning and sustainable development of the area.

**Board Member**

**Date:** 29/06/2018

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Maria FitzGerald

Decision Quashed